

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**March 7, 2016**

The Meeting of the Marlborough Planning Board was called to order at 7:00pm in Memorial Hall, 3<sup>rd</sup> Floor City Hall 140 Main Street, Marlborough, MA. Members present included: Barbara Fenby, Colleen Hughes, Sean Fay, Brian DuPont, Philip Hodge, Shawn McCarthy & Edward Coveney.

Also in attendance were Board Secretary Melissa Peltier & City Engineer Evan Pilachowski.

**1. Meeting Minutes:**

**A. Regular Meeting February 22, 2016**

On a motion made by Ms. Hughes, seconded by Mr. Coveney it was voted to accept and place on file the minutes of the February 22, 2016 Regular Meeting as presented. Motion carried with Mr. Fay and Mr. McCarthy abstaining.

**2. Chair's Business:**

**A. From the City Council Proposed Relocation of Court St. Extension**

Ms. Hughes read the communication from the City Council into the record.

On a motion made by Ms. Hughes seconded by Mr. DuPont it was voted to accept the correspondence and place it on file as well as refer the matter to the Engineering Department for review. Motion carried.

**B. From Legal Department Notice of Intent to Sell Forested Land**

Ms. Hughes read the correspondence from the Legal Department into the record.

On a motion made by Mr. McCarthy seconded by Mr. DuPont it was voted to accept the correspondence from the Legal Department and place it on file. Motion carried.

**C. From the City Engineer Notice of Intent to Sell Recommendation**

Ms. Hughes read the correspondence from the City Engineer into the record.

On a motion made by Mr. Coveney seconded by Mr. Hodge it was voted to accept the correspondence from the City Engineer and place it on file.

After revisiting this item at the end of the meeting the following action was taken:

On a motion made by Mr. Fay seconded by Ms. Hughes it was voted to recommend to the City Council that it NOT exercise its right of first refusal on the purchase of this particular piece of property. This recommendation is due to natural features on the property that greatly diminish the buildability of the lot as well as the value of the lot in question. Motion carried.

**3. Approval Not Required: None**

#### **4. Public Hearings: 7:15pm**

##### **A. Proposed Zoning Amendment Section 650-35 Creation of Hospitality and Recreation Mixed Use Overlay District**

The Public Hearing was opened at 7:15pm Ms. Hughes read the notice into the record. The hearing was taken in the traditional 4 stages:

Presentation

Those speaking in favor

Those speaking in opposition

Questions from Board Members

##### **Presentation:**

Attorney Arthur Bergeron along with Mr. Robert Walker of RA Development, Mr. Joseph Trola Project Manager & Mr. Joseph Pezznola Project Engineer were in attendance to present the intended project to the Board.

The project is to be located on a parcel of land approximately 43 acres in size located in the Southwest part of the City. There are wetlands on the property as well as a stream this project will go before the Conservation Commission as well.

The intention is to run the entire project in a single phase. The project will consist of 2 hotels, at least 2 restaurants, a multi indoor entertainment facility and several smaller commercial/retail buildings scattered throughout.

The project will start with the placement/construction of the first Hotel which is slated to be a Hyatt, the second hotel will be a Marriott. The 2 proposed restaurants will be a 110 Gill and an AVIA Restaurant. The project is currently 70% pre committed.

**Speaking in Favor:** None

**Speaking in Opposition:** None

##### **Questions from the Board:**

Mr. McCarthy questioned the potential start date of this project

Mr. Walker responded that they would like to start as soon as possible. Hopefully by June 2016 with a completion date of September 2017.

Mr. DuPont inquired if there was a residential component to this project?

Mr. Walker responded there is no consideration for a residential piece currently.

Chairperson Fenby noted that the Board would like to see a Public Information Board incorporated into the project.

The Public Hearing was closed to testimony verbal or written at 7:34pm.

The Board will render its findings to the City Council in a timely manner.

This will be discussed at the next regularly scheduled meeting scheduled for March 21, 2016.

#### **5. Pending Sub Division Plans: Updates and Discussion:**

##### **A. Engineers Report**

City Engineer Pilachowski reported that there are currently 4 site plans in the Engineering

Department for review from the Howe's Landing Subdivision. However, the developer cannot be granted a building permit until the Open Space parcel(s) is accepted by the City Council. Currently the Deed for the parcel is in the Legal and Legislative Sub Committee, with a scheduled meeting date of March 14, 2016.

City Engineer Pilachowski continued his report with notification that a letter will be coming to the Board for the next regularly scheduled meeting regarding the possible reconstruction of Macomber Ln, with potential changes to the layout due to the fact there's only one house on the street and the possibility of additional construction is moot.

**6. Preliminary/Open Space Submissions/Limited Development Subdivisions: None**

**7. Definitive Subdivision Submission: None**

**8. Signs: None**

**9. Unfinished Business:**

**A. Blackhorse Farms Update**

City Engineer Pilachowski reported out to the Board the he has been in communication with FRE Development. The developer has intention to complete all 7 houses remaining in 2016 even though 4 of the lots have to go through the Conservation Commission. There is one house under construction 2 more to come.

**B. Mauro Farms Update/Request for Extension**

Ms. Hughes read the request for the extension into the record.

Ms. Hughes also read the communication from the developer into the record noting that no one was available to attend this meeting and requested they be put on the next regularly scheduled agenda for discussion.

On a motion made by Ms. Hughes seconded by Mr. DuPont it was voted to refer the construction schedule to the Engineering Department for review as well as accept the request for extension and grant a three-week extension to the project as well as place the item on the next regularly scheduled meeting agenda for discussion. (March 21, 2016). Motion carried.

**C. Decision from Public Hearing Scenic Road West Hill Rd**

After continued discussion amongst the Board the following action was taken.

On a motion made by Mr. DuPont seconded by Mr. Coveney it was voted to grant the request of the tree warden to remove the trees as noted as well as relocate existing stone walls as required for the reconstruction of West Hill Road. It is requested that all due consideration be given to attempt to save as many trees as possible in the process. There is a time limit of 1 year imposed upon this approval. Motion carried with Mr. Hodge abstaining.

**10. Informal Discussions:**

**A. 207 East Main Street Potential Subdivision Continuation from 1987 Proposal**

Mr. Michael McCarthy presented his perceived dilemma to the Board. Back in 1987 he and his brother petitioned to have 207 East Main Street severed from the larger parcel creating its own free standing building lot. The process was not completed at that time and now Mr. McCarthy is

considering reinstating that application. The properties located at 209 and 211 East Main Street have been sold independently. Leaving 207 in their ownership.

Having discussed this with City Engineer Pilachowski briefly it appears that this lot does not meet the requirements for an Approval Not Required (ANR) plan. There may be the ability to subdivide the existing parcel creating its own lot for the residential property.

There was discussion among the Board members, City Engineer and City Solicitor the outcome of which was the following.

On a motion made by Mr. Fay, seconded by Mr. McCarthy it was voted to refer to both the Legal Department and the Engineering Department the issue for analysis. Understanding the City cannot solve the dilemma for Mr. McCarthy only discover if a subdivision would be a viable option for the property. Motion carried.

#### **11. Correspondence:**

##### **A. CPTC Fifteenth Annual Conference March 19, 2016**

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to accept the Correspondence A and place it on file. Motion carried

#### **12. Public Notices of other Cities and Towns:**

##### **A. Town of Framingham Planning Board, Notices (2)**

##### **B. Town of Hudson Zoning Board of Appeals, Notice of Decision (2)**

##### **C. Town of Hudson Zoning Board of Appeals, Notice of Public Hearing**

##### **D. Town of Southborough Planning Board, Notice of Public Hearing**

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to accept notices A-D and place them on file. Motion carried.

**Adjournment:** On a motion made by Mr. DuPont, seconded by Ms. Hughes it was voted to adjourn at 8:39pm. Motion carried.

Respectfully submitted,

Colleen Hughes  
Clerk

/mai